

Staff Summary Report



Council Meeting Date: 10/17/02

Agenda Item Number: 13

SUBJECT: Request by South Tempe Medical Dental Center for a Horizontal Regime (Condominium Map) for two units, located at 6649 South Rural Road.

DOCUMENT NAME: 20030717dsht01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request by **SOUTH TEMPE MEDICAL DENTAL CENTER** (Dr. Howard Limmer, property owner) #**SHR-2003.62** for a Horizontal Regime (Condominium Map) for two units, located at 6649 South Price Road.

PREPARED BY: Hector Tapia, Senior Planner (480-350-8586)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8920)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Approval

ADDITIONAL INFO: The applicant's intention is to convert two existing office buildings into medical office condominiums. Unit A consists of 3,715 s.f. and Unit B consists of 3,071 s.f. Parking spaces will be provided on common areas. The proposed Horizontal Regime appears to meet the minimum requirements of Subdivision Ordinance 99.21. Staff supports this request and public input is not required.

- ATTACHMENTS:**
1. List of Attachments
 2. Comments / Reasons for Approval / Conditions of Approval
 3. History & Facts / Description
-
- A. Location Map
 - B. Horizontal Regime, Condominium Map
 - C. Aerial Photo

COMMENTS: The applicant's intention is to convert two existing office buildings into medical office condominiums. Unit A consists of 3,715 s.f. and Unit B consists of 3,071 s.f. The applicant's intention is to convert each building into a condominium unit and the parking, driveways, and landscape areas to be designated as "common areas".

The Horizontal Regime does not change any physical aspects of the existing buildings. It creates two new legal properties – the air space within each office building unit (for this request, dimensions are measured to the outside of the exterior walls) – that can be purchased by individual owners, who would typically own the buildings and a percentage of the common areas. CC&R's that includes a landscaping/maintenance section is required by the City and shall be reviewed by the City Attorney prior to recordation of the condominium map. The proposed Horizontal Regime appears to meet the minimum required standards of Subdivision Ordinance 99.21. Staff supports this request subject to conditions. Public input is not required.

REASON(S) FOR

APPROVAL: 1. The Horizontal Regime appears to conform to current technical standards and requirement of Subdivision Ordinance No. 99.21.

CONDITION(S)

OF APPROVAL:

1. The applicant/owner shall provide a continuing care condition, covenant and restriction (CC&R's) for the entire project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Director and City Attorney and must take place prior to recordation of the condominium map.
2. No variances may be created by future property lines without the prior approval of the City of Tempe.
3. The Horizontal Regime shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department **on or before July 17, 2004**. Failure to record the plan within one year of Council approval shall make the plan null and void

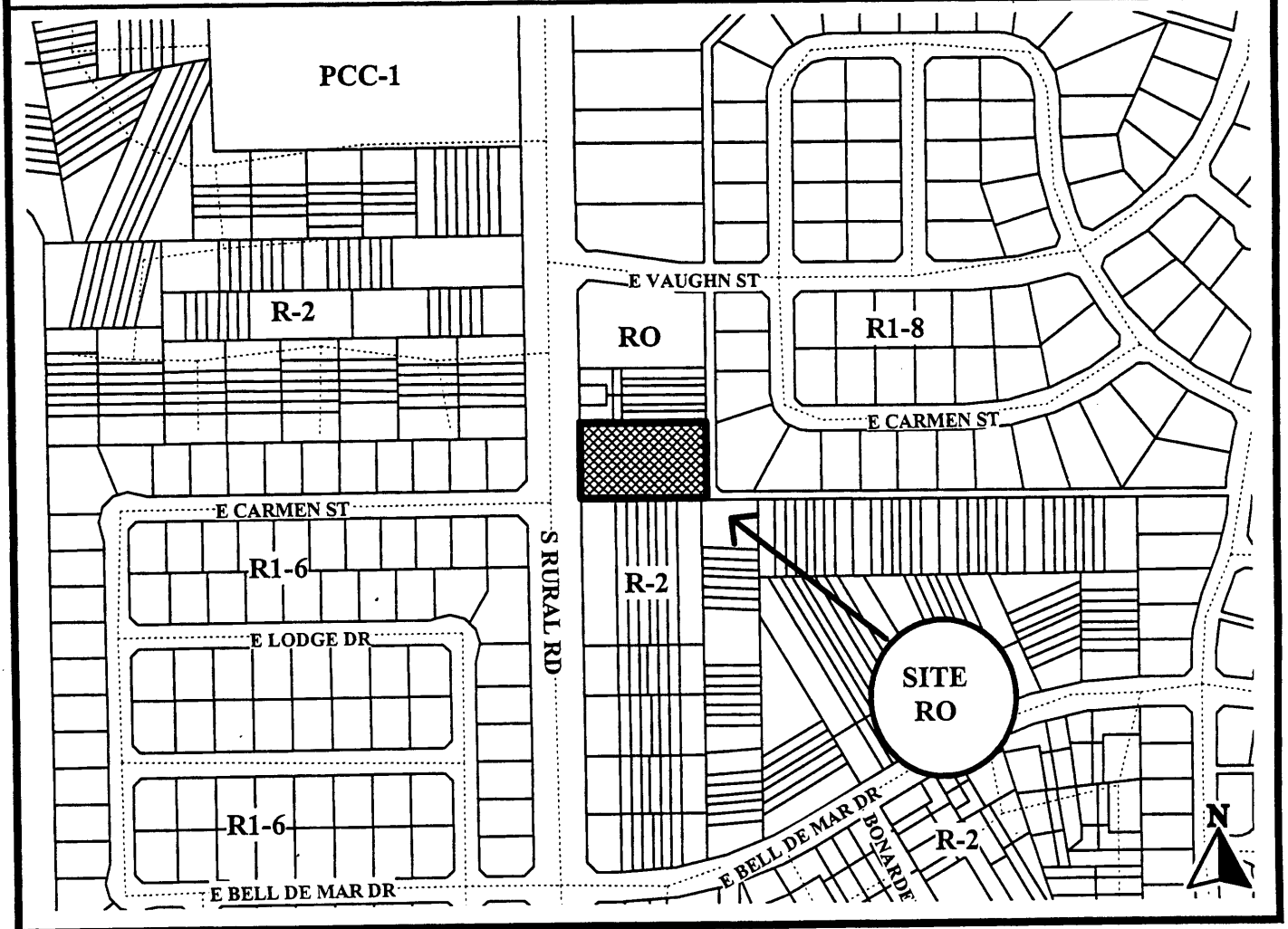
HISTORY & FACTS:

- November 3, 1979. Design Review approved the building elevations, site plan, and landscape plan for South Tempe Professional Medical Offices.
- August 24, 1983. Board of Adjustment approved the request for a variance to allow a wall mounted sign, over height and area.
- April 18, 1990. Design Review approved the request by Tempe Family Practice for a building addition.

DESCRIPTION: Owner – Dr. Howard Limmer
Applicant – D.J. Nykorchuk
Engineer – D.N.A. Inc.
Existing zoning – RO
Total site area – 0.87 net acres
Total building area – 6,786 s.f.
 Building A – 3,715 s.f.
 Building B – 3,071 s.f.
Lot coverage – 17.9%
Parking required – 27 spaces
Parking provided – 47 spaces

SOUTH TEMPE MEDICAL DENTAL CENTER

SHR-2003.62



Request

A

A CONDOMINIUM PLAT FOR:
SOUTH TEMPE MEDICAL-DENTAL CENTER
 A CONDOMINIUM DEVELOPMENT WITHIN A PORTION OF THE
 NORTHWEST QUARTER, SECTION 11, TOWNSHIP 1 SOUTH,
 RANGE 4 EAST OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, MARICOPA COUNTY, ARIZONA

CONDITIONS OF APPROVAL

STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT
 AS SHOWN.
 SIGNED THIS _____ DAY OF _____, 2003.
 BY: _____ AS _____ OF _____ COMPANY

ACKNOWLEDGMENT

STATE OF ARIZONA } ss
 COUNTY OF MARICOPA }
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
 _____ DAY OF _____, 2003 BY
 AS OWNER.
 IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL
 SEAL.
 NOTARY PUBLIC: _____
 MY COMMISSION EXPIRES: _____

APPROVALS

APPROVED BY THE CITY OF TEMPE, CITY COUNCIL ON THIS _____
 DAY OF _____, 2003.
 BY: _____ MAYOR
 _____ CLERK
 BY: _____ CITY ENGINEER
 BY: _____ DEVELOPMENT SERVICES MANAGER

LEGAL DESCRIPTION

THE SOUTH 150 FEET OF TRACT A, BRADLEY MAPS, ACCORDING TO
 BOOK 151 OF MAPS, PAGE 46 AND BOOK 109 OF MAPS, PAGE 6
 AND CERTIFICATES OF CORRECTION RECORDED IN DOCKET 9738, PAGE
 37 AND DOCKET 9791, PAGE 870 RECORDS OF MARICOPA COUNTY,
 ARIZONA.

BASIS OF BEARING

NORTH 00°20'30" W - MONUMENT LINE OF RURAL ROAD
 PER BOOK 151, PAGE 58.

BENCHMARK

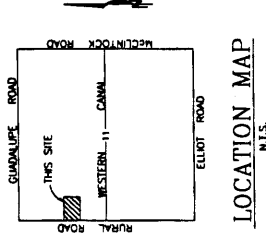
BASED ON A MARKER AT THE INTERSECTION OF RURAL ROAD
 AND WESTERN CANAL ELEVATION = 1187.67

FLOOD ZONE STATEMENT

SAD DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A
 FLOOD ZONE DESIGNATION OF "FLOOD INSURANCE RATE MAP NO. 040152835G
 WITH DATE IDENTIFICATION OF JULY 19, 2001 FOR COMMUNITY
 #040054 IN MARICOPA COUNTY, STATE OF ARIZONA.

PROJECT DATA

ADDRESS: 6649 SOUTH RURAL ROAD
 TEMPE, ARIZONA
 6655 SOUTH RURAL ROAD
 TEMPE, ARIZONA
 AREA: 37,899.27 S.F./0.870 ACRES



OWNER/DEVELOPER

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON
 WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM
 STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS"
 AND (2) IN ACCORDANCE WITH THE "STANDARD PRACTICES AND
 BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS
 CERTIFICATION) OF AN URBAN SURVEY.

DAVID J. MCKORCHAK
 P.L.S. 13018



D.A.A. INC.
 CIVIL ENGINEERING
 LAND SURVEYING
 140 E. WILLETTA ST.
 PHOENIX, ARIZONA
 85004
 (602) 271-9911
 CIVIL ENGINEER
 DATE 02/13/03 JOB 03-002 SHEET 1 of 2

SHR-2003.62

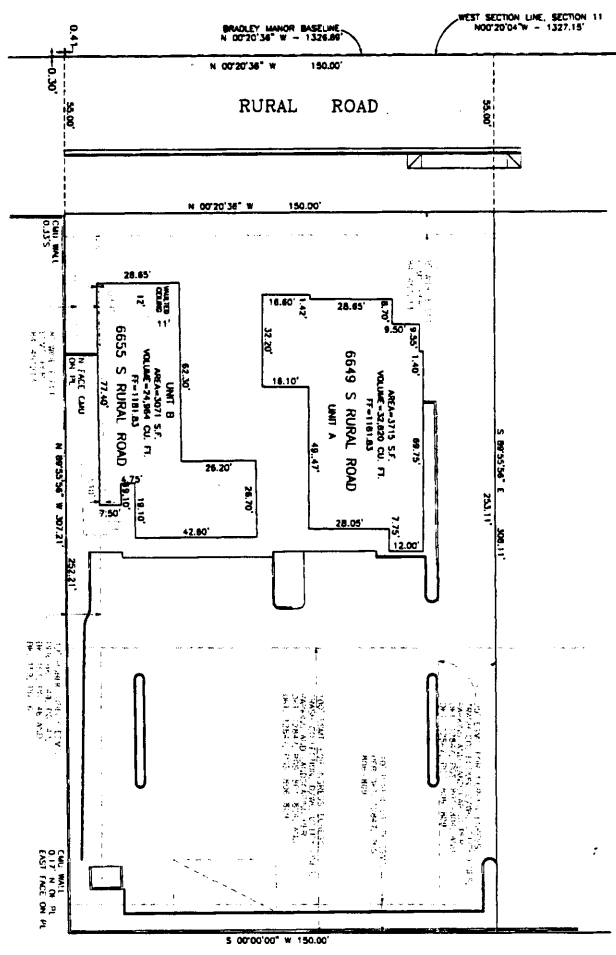
JUN 26 2003

LOCATED BRASS CAP
BY MARICOPA COUNTY
HWY. DEPT.)
FIND BRASS CAP
FIND COR. SEC. 11,
T. 1 S., R. 4 E.

NORTH LINE SECTION 11
R69°59'08" W 2652.85'
BASELINE FOR BRADLEY
MANOR PER BOOK 139
OF MAPS, PAGE 8

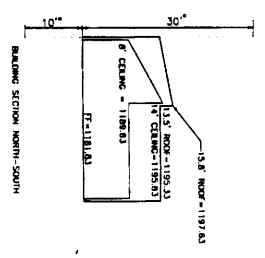
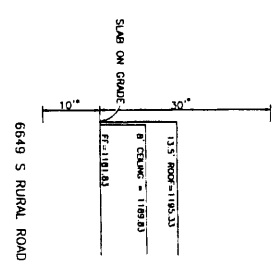
GUADALUPE ROAD

FIND BRASS CAP IN
MONUMENT N 1/4
COR. SEC. 11,
T. 1 N., R. 4 E.



NOTE: 8" ELECTRIC EASEMENT PER
DOCUMENT #44-421713
AND DOCUMENTS AND SOUTH
BUILDING.

NOTE: PARKING, LANDSCAPING AND SIDEWALKS AROUND AND BETWEEN
BUILDINGS ARE COMMON ELEMENTS.



NOTE: BUILDING HEIGHTS ARE TO THE
EXTENSION OF THE BUILDING.

* UNIT BOUNDARIES EXTEND THIRTY FEET
TO THE HIGHEST FLOOR ELEVATION OF THE
UNITS.

B₁



D.A.R. INC.
CIVIL ENGINEERING
AND SURVEYING

3400 E. WILKINSON ST.
PHOENIX, ARIZONA 85044
(602) 771-9911

PROJECT: 03-10-02
SHEET: 2 of 2

SHR-2003.62

JUN 26 2003

